



## Town of Aquaforte

191 Main Road • Site 1 Box 37

Aquaforte • NL • A0A 1A0

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### NEW DEVELOPMENT GUIDELINES

The information contained in this document is intended as a general guideline only, if there is any discrepancy between the information in this document and the Town of Aquaforte Municipal Plan 2016, the Municipal Plan will prevail.

Before any new development can commence in the Town of Aquaforte, you are required to obtain a permit. All development must comply with all Municipal Development Regulations and agree to develop in accordance with the plans approved by the municipality, and not to commence development without applicable written approval and permits from the Town of Aquaforte. The Town of Aquaforte Development Regulations can be viewed at <https://www.gov.nl.ca/mpa/files/registry-community-aquaforte-files-dr.pdf>.

#### **BUILDING AND/OR NEW DEVELOPMENT APPLICATIONS MUST BE ACCOMPANIED BY THE FOLLOWING:**

- Proposal clearly sketched on a legal survey or Surveyor's Real Property Report with floor area of dwelling, property lines (setbacks), easements, etc.;
- Proof of ownership;
- A legal land survey and description of the property.

#### **NEW HOME (SINGLE-FAMILY DWELLING) DEVELOPMENT REGULATIONS:**

<b><i>Lot area with municipal water supply and onsite septic disposal (minimum)</i></b>	1400m <sup>2</sup>
<b><i>Lot area with well water supply and onsite septic disposal (minimum)</i></b>	1860m <sup>2</sup>
<b><i>Lot Frontage at the building line (minimum)</i></b>	18m (municipal water) 30m (onsite well and septic)
<b><i>Lot Frontage at the street line (minimum)</i></b>	10m
<b><i>Building Line Setback</i></b>	8m (minimum) 30m (maximum) – Council may establish a building line setback to ensure development is consistent with existing development on the street. 15m (minimum) 30m (maximum) from the centerline of Highway 10
<b><i>Side Yard Width (minimum)</i></b>	2m
<b><i>Rear Yard Depth (minimum)</i></b>	9 m
<b><i>Lot Coverage (%) (maximum – all buildings)</i></b>	33%

## **LOT SHAPE, FRONTAGE AND BUILDING PLACEMENT**

In accordance with Regulation 4.9, lots proposed for residential use shall:

- a) Generally, be of rectangular shape with dwellings facing the street. Consideration may be given for varied orientation of the dwelling where the topography and proposed setback are designed to capture the views of the harbour or other scenic feature;
- b) Have permanent and direct access to, and front on a public street;
- c) Have the minimum frontage required for the lot at the building line;
- d) Meet the requirements for front, side and rear yards;
- e) Be of sufficient size and shape to achieve required separation distances for private wells and septic systems;
- f) Have the dwelling setback and placed on the lot in a manner that does not affect the privacy of the adjoining dwellings by virtue of being placed in front of, or behind existing dwelling on adjoining property, or, where the lot is part of the subdivision of an existing residential property, in relation to the dwelling on the original parcel.

## **NON-RESIDENTIAL USE BUFFERS**

Where a non-residential use is proposed next to an existing residential property, the owner of the non-residential development may be required to provide a buffer strip between the non-residential building or activity and the residential property.

The buffer may be a separation distance left in its natural state, landscaped with appropriate vegetation, and maintained by the owner or occupier to the satisfaction of Council.

## **EAST COAST TRAIL**

Proposals for development within 300m of the East Coast Trail shall be referred to the East Coast Trail Association for comment.

Residential and Commercial development shall be designed to retain a natural buffer between the development and the East Coast Trail of a minimum of 250m, unless, in consultation with the East Coast Trail, it is determined that, due to topography or the nature of the development, the buffer can be reduced.

## **DEVELOPMENT ALONG HARBOUR SHORELINE**

In considering proposals for development along the shoreline of the Harbour, Council may require a development to be designed to:

- Ensure continued public access to the shoreline:
- Be set back from the water's edge a sufficient distance to reduce the risk of damage from potential flooding, coastal erosion, or storm surges;
- Take into account predicted sea level rise.

## **PLEASE NOTE:**

The timeframe for processing an application that requires a variance advertisement may take a minimum of 20 business days to complete. Any cost(s) incurred by the Town will be billed back to the applicant/property owner.



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### NEW DEVELOPMENT PERMIT APPLICATION

#### OFFICE USE ONLY

Date Received:

Application Fee:

Staff Initials:

Application Number:

#### SECTION 1 - APPLICANT INFORMATION

Applicant Name:

Applicant Mailing Address:

Phone Number:

Email:

#### SECTION 2 - PROPERTY INFORMATION

Civic #:

Lot #:

Street Name:

Property Owner(s):

Property Zoning:

Area:

Frontage:

Depth:

Existing Buildings: (provide dimensions (m or ft) of each building)

Building 1:

Building 2:

Building 3:

Are there any easements on the property? (Example: drainage/powerline): ☐ Yes ☐ No

Servicing: (Check all that apply)

☐ Municipal Road

☐ Provincial Road

☐ Private Well

☐ Private Septic

☐ Municipal Water

## SECTION 3 - PROJECT INFORMATION

Type of Work:

☐ New Construction      ☐ Addition/Extension      ☐ New Use      ☐ Demolition

Work Description (Check all that apply)

☐ Single Detached Dwelling    ☐ Accessory Building      ☐ New Commercial Building    ☐ Site Grading  
☐ Double Dwelling      ☐ Attached Garage      ☐ Soil Removal/Deposit      ☐ Variance

Additional description of the work:

Is the work taking place within 15m (50 feet) of a waterbody?: ☐ Yes    ☐ No

If Yes; have the applicable permits and approvals been obtained from the province?: ☐ Yes    ☐ No

(please note: a copy of **all** permits must be provided to the Town)

Project Specifications: ☐ Meters (m)    ☐ Feet (ft)

New Construction /Addition	Floor Area:	Building Line Setback:	Sidyard Width:	Rearyard Depth:	Height:	Estimated Cost:
Accessory Building	Floor Area:	Building Line Setback:	Sidyard Width:	Rearyard Depth:	Height:	Estimated Cost:
Other	Dimensions:					Estimated Cost:

For all Zone Standards and to view the Town of Aquaforte Development Regulations, please visit

<https://www.gov.nl.ca/mpa/files/registry-community-aquaforte-files-dr.pdf>

Does the project include plumbing work?: ☐ Yes    ☐ No

Does the project include electrical work?: ☐ Yes    ☐ No

Demolition:	Reason:	Method:	Disposal Area:
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**All materials must be deposited at an approved landfill site. If the property has onsite private services (well and/or septic) the site shall be remediated as per Service NL's guidelines.**

Applicant Additional Comments:

**THIS APPLICATION MUST BE ACCOMPANIED WITH THE FOLLOWING:**

- ☐ A legal land survey and description of the property.
- ☐ Proposal clearly sketched on a legal survey or Surveyor's Real Property Report with dimensions and distances from the buildings, property lines, easements, etc.
- ☐ Any Associated Fees.

**Any cost(s) incurred by the Town will be billed back to the applicant/property owner (example: Discretionary Use or Variance advertisement, Town Plan Amendment Fees, etc.)**

## COLLECTION, USE AND DISCLOSURE OF PERSONAL INFORMATION

Personal information means *recorded* information about an *identifiable* individual, including the individual's name, address, or telephone number. The full definition of personal information can be found in Section 2(u) of the Access to Information and Privacy Protection Act 2015 (ATIPPA).

We may collect and retain information for the following reasons;

- Permit Applications.
- To communicate with you about services, changes to, or disruptions in services.
- To collect taxes.

Any personal information will be collected in compliance with the Access to Information and Privacy Protection Act (ATIPPA). Information will only be used for the intended purpose in which it is collected or another use authorized by ATIPPA.

You should be aware that under these guidelines, personal information you provide **may** be disclosed in the following documents;

- An Access to Information Request, where the disclosure would not be an unreasonable invasion of privacy.
- Correspondence tabled at a public meeting; or
- Public documents which in accordance with Section 50 of the Towns and Local Service Districts Act must be made available for public inspection.

If you do not wish to have your personal information disclosed, please indicate this in your correspondence. We cannot guarantee the information will not be disclosed.

## AGREEMENT AND SIGNATURE OF APPLICANT

I hereby submit this application and confirm that the information supplied is correct to the best of my knowledge. I agree to comply with all Municipal Development Regulations and agree to develop in accordance with the plans approved by the municipality. I will not commence development without applicable written approval and permits from the Town of Aquaforte. Any approval from the Town shall not relieve the applicant from complying with any further regulations of the Town or other regulatory agency.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date